

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
DECEMBER 10, 2025**

1. CALL TO ORDER

A Regular and Virtual Meeting of the SITE PLAN REVIEW COMMITTEE of the City of Port St. Lucie was called to order by Chair Anne Cox on December 10, 2025, at 1:32 p.m. at Port St. Lucie City Hall, Building B, Training Room, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. ROLL CALL

Members Present: Anne Cox, Chair
Kacey Cooper-Armstrong, Utilities
Keith Glover, Building
Edith Majewski, Public Works
Jesse Almand, St. Lucie County Fire District

3. APPROVAL OF MINUTES – OCTOBER 22, 2025

Mr. Glover **moved** to approve the minutes. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

4. ADDITIONS AND/OR DELETIONS

There was nothing heard under this item.

5. PUBLIC TO BE HEARD

There was nothing heard under this item.

6. REVIEW OF DEVELOPMENT PROJECTS

P23-167 SOUTHERN GROVE PLAT NO. 45 – LAKE 17 – FILL PLAN

Dennis Murphy, Culpepper & Terpening, represented the Applicant.

Planner Bridget Kean stated that they needed a gopher tortoise survey and an environmental review.

There being no further discussion, Mr. Glover **moved** to recommend approval P23-167, Southern Grove Plat No. 45, Lake 17 Fill Plan, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P23-057-A1 LTC RANCH – WYLDER MASTER SIGN PROGRAM AMENDMENT

Derrick Phillips, Lucido & Associates, represented the Applicant.

There being no discussion, Mr. Glover **moved** to recommend approval of P23-057-A1, LTC Ranch, Wylder Master Sign Program Amendment, with all comments to be addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

**P23-069-A2 RIVERLAND CENTER – RETAIL/RESTAURANT – MAJOR SITE PLAN
AMENDMENT – CONSTRUCTION PLANS**

Reed McLane represented the Applicant.

Staff recommended tabling the item due to the amount of comments.

There being no discussion, Mr. Glover **moved** to table P23-069-A2, Riverland Center, Retail/Restaurant, Major Site Plan Amendment, Construction Plans. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

**P25-149 WILSON GROVES - PARCEL "A", PLAT 1 – AMENITY CENTER –
RESUBMITTAL – MAJOR SITE PLAN – CONSTRUCTION PLANS**

George Missimer, Coteleur & Hearing, represented the Applicant.

Planner Daniel Robinson stated that there was a concern about how much of the site needed to be changed for everything to be met, noting that there were parking spaces and islands that were too small. Mr. Missimer stated that they were going to make the islands wider, but that most of the islands and all of the parking spaces meet code requirements so there would not be any major changes to the layout. Mr. Robinson inquired about the spaces labeled as EV vehicles, to which Mr. Missimer replied that they were in the row of the golf carts, and that they had charging stations for those golf carts. Mr. Robinson suggested adding a label to ensure clarity, to which Mr. Missimer responded in the affirmative.

John Kwasnicki, Public Works, stated that the area in front of the circle had not been satisfied. Mr. Robinson stated that he would not be opposed to moving forward with the condition that all comments are to be met, and that it would need to be brought back to the Site Plan Review Committee if there was any major change to the entire parking lot.

There being no further discussion, Mr. Glover **moved** to recommend approval for the Major Site Plan of P25-149, Wilson Groves, Parcel "A", Plat 1, Amenity Center, Resubmittal Major Site Plan, Construction Plans, with comments being addressed, and approval of the Construction Plans with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-178 WILSON GROVE – PARCEL "A" – SUNDANCE – RESUBMITTAL – MPUD

AMENDMENT NO. 2

George Missimer, Cotleur & Hearing, represented the Applicant and stated that they needed feedback on the language for the design guideline document. Planner Daniel Robinson stated that the design standards had not been submitted for review, and he recommended tabling the item.

There being no further discussion, Mr. Glover **moved** to table P25-178, Wilson Grove, Parcel "A", Sundance, Resubmittal, MPUD Amendment No. 2. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

**P25-201 CITY OF PSL – PUBLIC WORKS – ADMINISTRATION BUILDING – MAJOR
SITE PLAN LANDSCAPE PLAN**

Robert Draper of BEA Architects, Jorge Valle-Pellot of Keith & Associates, and Susan Hall of Susan Hall Landscaping represented the Applicant.

Ms. Hall inquired whether the City had planned to mitigate for tree losses on the site, to which Public Works Director Colt Schwerdt responded in the affirmative. Chair Cox clarified the City Code and John Kwasnicki, Public Works, explained that gopher tortoises inhabited this space and they would need to be relocated.

There being no further discussion, Mr. Glover **moved** to recommend approval of P25-201, City of PSL, Public Works, Administration Building, Major Site Plan, Landscape Plan, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

**P83-016-A1 RIVERGATE PARK – MINOR SITE PLAN AMENDMENT – CONSTRUCTION
PLANS**

Zak Sherman, Parks & Recreation, represented the Applicant/City.

There being no discussion, Mr. Glover **moved** to approve P83-016-A1 Rivergate Park, Minor Site Plan Amendment, Construction Plans with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

**P25-167 EXTREME DANCE COMPANY – RESUBMITTAL – MINOR SITE PLAN –
CONSTRUCTION PLANS**

Matthew Yates of Lucido & Associates and Randy Rodgers of 116 Engineering represented the Applicants, and the Applicants Tyson & Lorraine Pannozzo were also present.

Mr. Yates stated that they were working on cross-access and that attorneys were working to get the final draft executed. Staff recommended tabling the item until the executed agreements were in place. Mr. Rodgers inquired if this needed to be fully executed and recorded before

obtaining conditional approval from the SPRC, to which Planner Marissa Da Breo-Latchman responded in the affirmative, stating that they would need it to reference the book & page number. Mr. Yates stated that Public Work's comment indicated that a draft would be required at this stage before any permits were issued. Ms. Da Breo-Latchman stated that they had received the draft through Fusion earlier that day, and Chair Cox stated that they would need to send it to the Legal Department for review, but it would need to be sent to everyone so that staff had time to review it.

Planning & Zoning Director Mary Savage-Dunham stated that the concern was to allow for all to review, and she recommended tabling the item to get the reviews completed. Ms. Pannozzo requested an approval so that they would not have to wait additional months, and she inquired if there was anything that they could do. Ms. Savage-Dunham suggested an approval with conditions, to which Mr. Yates and Mr. Rodgers were in favor.

Deputy City Attorney Russell Ward inquired as to whether the condition would be for approval of the project subject to all comments being addressed and subject to the satisfactory legal approval of the document, to which Chair Cox replied that the condition would be for approval of the draft and the recording of the document prior to issuance of a site work permit. Clyde Cuffy, Public Works, stated that they were in favor of that recommendation, and he noted that the condition should include parking, cross-access, and drainage, and that there was also some irrigation that would be affected when the future parcel to the south gets developed, so the agreement should also incorporate this. Kaitlyn Larrivee stated that there was also a utility access easement, and John Lamb, Utilities, stated that this also needed to go forward for the Church applicant to the south.

There being no further discussion, Ms. Majewski **moved** to approve P25-167, Extreme Dance Company, Resubmittal, Minor Site Plan, Construction Plans, with the following condition: An agreement to incorporate future drainage parking, shared parking, cross-access agreement, irrigation for the south parcel, utility easement, and anything else that has to come in with the adjoining property. Mr. Glover **seconded** the motion, which **passed unanimously** by voice vote.

**P17-177-A5 SLW – CLOVER PARK – MINOR LEAGUE BASEBALL CLUBHOUSE
CONSTRUCTION PLANS**

Shirley Gomez, Velcon Engineering, represented the Applicant.

There being no discussion, Mr. Glover **moved** to approve P17-177-A5, SLW, Clover Park, Minor League Baseball Clubhouse, Construction Plans, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

**P25-179 LTC RANCH – WYLDER POD 6B – ENTRANCE SIGN – CONSTRUCTION
PLANS**

Ross Lemoine, CPH, represented the Applicant.

There being no discussion, Mr. Glover **moved** to approve P25-179, LTC Ranch, Wylder POD 6B, Entrance Sign, Construction Plans, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

**P86-126-A1 SAVANNAH SUBSTATION – CELL TOWER – MINOR SITE PLAN
AMENDMENT – CONSTRUCTION PLANS**

James Johnston, Shutts & Bowen, LLP, represented the Applicant.

There being no discussion, Mr. Glover **moved** to approve P86-126-A1, Savannah Substation, Cell Tower, Minor Site Plan Amendment, Construction Plans, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

**P06-436-A4 GATLIN COMMONS-WALMART – CONVENIENCE STORE & FUEL STATION
– RESUBMITTAL – MAJOR SITE PLAN AMENDMENT – CONSTRUCTION
PLANS**

Ross Lemoine, CPH, represented the Applicant.

There being no discussion, Mr. Glover **moved** to recommend approval of P06-436-A4, Gatlin Commons, Walmart, Convenience Store & Fuel Station, Resubmittal, Major Site Plan Amendment, Construction Plans, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

**P24-164 MURPHY USA – SW PORT ST. LUCIE BLVD – RESUBMITTAL – MINOR SITE
PLAN – LANDSCAPE PLAN**

Aref Shehadeh, HSQ Group, represented the Applicant.

There being no discussion, Mr. Glover **moved** to approve P24-164, Murphy USA, SW Port St. Lucie Blvd, Resubmittal, Minor Site Plan Landscape Plan, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-144 FONDURA PLAZA – CONSTRUCTION PLANS

Randy Rodgers, 116 Engineering, represented the Applicant.

There being no discussion, Mr. Glover **moved** to approve P25-144, Fondura Plaza, Construction Plans, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

**SITE PLAN REVIEW COMMITTEE
MEETING MINUTES**

DECEMBER 10, 2025

There being no further business, the meeting was adjourned at 2:18 p.m.

Anne Cox, Chair

Jasmin De Freese, Deputy City Clerk